



Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM

Department of Building and Planning

DATE: October 3, 2022

TO: Yocelyn Galiano, ICMA-CM, LEED-GA
Village Manager

FROM: Stephen R. Olmsted, AICP, LEED-GA
Planning Director

RE: Kendall Imports North
Final Subdivision Plat; 10601 and 10661 Pinecrest Parkway

PETITION REQUEST

G.F.B. Enterprises, LLC (Owner) and Lou Campanile (Applicant) are requesting approval of a final subdivision plat ("Kendall Imports North") for the platting of property and the creation of one commercial tract on property located at 10601 and 10661 Pinecrest Parkway, Florida, within the BU-1A, General Business Development zoning district. Tract "A" is proposed to be 1.45 acres (63,365 square feet) in area.

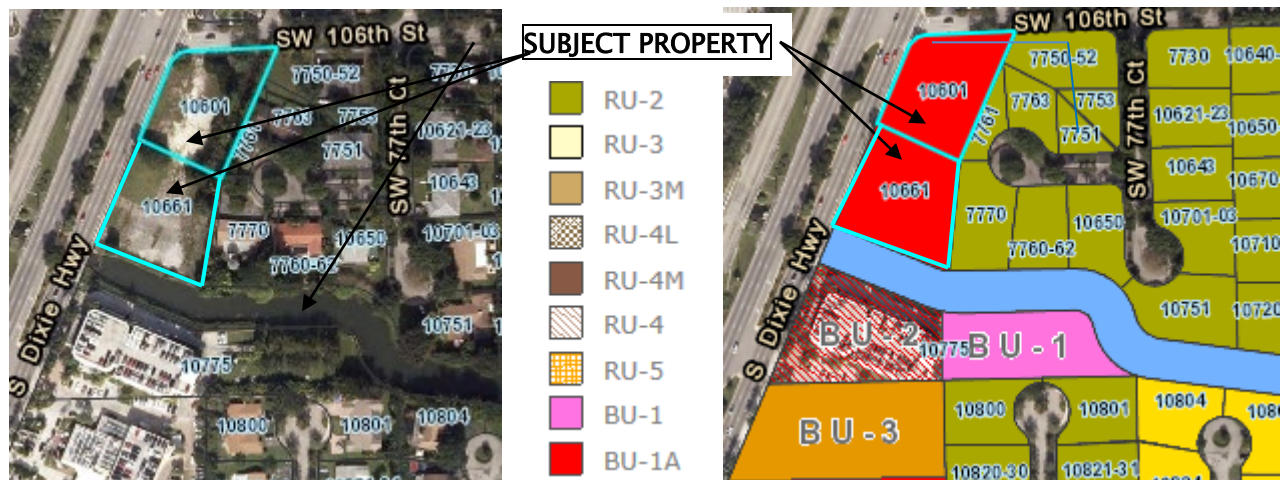
OWNER/APPLICANT

GFB Enterprises, LLC (Owner) and Lou Campanile (Applicant)

SITE LOCATION

The subject property is located at 10601 and 10661 Pinecrest Parkway, Pinecrest, Florida 33156 within the BU-1A, General Business Development zoning district.





EXISTING CONDITIONS/BACKGROUND

The subject property, consisting of two (2) unplatted parcels, is 1.45 acres in area. Platting of the property is required to allow future development. The Village Council previously approved a preliminary subdivision plat for the subject property in 2017 and a final subdivision plat in 2020. At the time, the plat included two separate tracts that were intended to be joined with a Unity of Title. However, due to a change in circumstances and ownership, the owners now intend to combine both separate properties into one tract (Tract "A").

The property is the former site of a restaurant and gas station. Monitoring wells exist on the subject property and are proposed to be protected and maintained as required. More recently, the property was used by Kendall Toyota as a temporary parking lot to accommodate dealership and construction employees during past construction activities. A site development plan for a Pre-Owned Lexus Dealership was approved by the Village Council on June 10, 2021 and issuance of building permits is pending. The subject property is currently undeveloped.

Residential duplexes exist adjacent to the subject property on the east side. A buffer wall and landscaping exist along the eastern boundary and will be modified as necessary to comply with the requirements of the Land Development Regulations and approved site development plan.

The Village Council approved the Preliminary Plat with conditions on June 8, 2022.

PUBLIC COMMENT

The Building and Planning Department has not received any correspondence in opposition to the proposed final subdivision plat.

PINECREST LAND DEVELOPMENT REGULATIONS

Article 8 of the Pinecrest Land Development Regulations includes requirements for the subdivision and platting of property in the Village of Pinecrest.

1. Alleys are required to be provided along rear lot lines of commercial subdivisions. A note on the final plat indicates that *"In the event the property is redeveloped, an alley will be provided in conformance with the requirements of the Village of Pinecrest if required by the Village Council after a public hearing."* The Village Council has reviewed the issue of the alley in conjunction with the approved site development plan and determined that an alley should not be required with the proposed development at this time. The note gives the Village Council the opportunity to revisit the requirement in the event of future redevelopment of the property.
2. A central water system is required to be provided in accordance with the requirements of Miami-Dade County Water and Sewer Department. Indication of proposed water lines on the final plat will be required. Compliance with the Village's water concurrency management requirements was confirmed at the time of review of submitted development plans.
3. A central wastewater system is required to be provided in accordance with the requirements of Miami-Dade County Water and Sewer Department. Indication of proposed water lines on the final plat will be required. Compliance with the Village's wastewater concurrency management requirements was confirmed at the time of review of submitted development plans.
4. All utilities are required to be installed underground within easements to be shown on the final plat.
5. The location and test results of soil borings, indicating soil types and conditions and their suitability for any particular proposed development will be required to be confirmed prior to the issuance of building permits.
6. Although the Land Development Regulations require submittal of an environmental survey showing endangered vegetative communities and wildlife habitats, staff believes

that the site in its current condition does not contain any endangered species or habitat since the property was formerly used as a gas station and temporary parking lot.

7. Development will require approval of a "National Pollution Discharge Elimination System" (NPDES) stormwater permit from the Florida Department of Environmental Protection or authorized agency for soil and sedimentation control prior to issuance of building permits.
8. Division 3.2, Paragraph (m) requires fire hydrants to be provided and spaced no more than 300 feet apart and no more than 150 feet to the center of any lot. Fire hydrants exist adjacent to Pinecrest Parkway 20 feet south of the north driveway for Lexus of Kendall and approximately 310 feet farther north. Although the fire hydrants are spaced more than 300 feet apart, the existing hydrants are no more than 150 feet to the approximate center of each lot. An additional fire hydrant was required as a condition of approval of the site development plan and will be necessary to comply with Village hydrant spacing requirements. Review and approval of proposed and required fire control facilities and appurtenances by the Miami-Dade County Fire and Rescue Department will be required.
9. Iron pipe and rebar are indicated at the lot corners. Pursuant to the Village's platting requirements, permanent monuments of stone or concrete are required to be placed at all corners. Certification that permanent reference monuments have been set and that permanent control points will be set within one year of recording of the final plat will be required prior to final plat approval.
10. Pedestrian sidewalks exist adjacent to the east side of Pinecrest Parkway and on the south side of SW 106 Street, east of the subject property. Extension of the existing sidewalk on SW 106 Street to the west to connect to the existing sidewalk on the east side of Pinecrest Parkway is required per the site development plan approved by the Village Council on June 8, 2021.
11. A Stormwater Management Plan was reviewed and approved with the application and plans submitted for a building permit.
12. Review and approval of the final plat by the South Florida Water Management District will be required.
13. A traffic study related to the approved Pre-Owned dealership was submitted and approved in conjunction with the approved site development plan. Turning movements at the SW 106 Street driveway have been limited by the Village Council to right-turn in and left-turn in only.

14. Due to the site's proximity to Pinecrest Parkway (US 1), review and approval of proposed driveways, utility connections, and on-site stormwater management will be required by the Florida Department of Transportation (FDOT).
15. Proposed driveways and utility connections along SW 106 Street will require Pinecrest Public Works permits and approval of the Miami-Dade County Transportation and Public Works Department prior to issuance of building permits.
16. Mature trees exist on the subject property. A tree removal permit will be required prior to removal of any existing trees.
17. The Dimensional Requirements of the BU-1A, General Business Development zoning district are provided for the Village Council's consideration as follows:
 - a. Minimum lot area, lot frontage, and lot width: Interior Lots - 5,000 square feet; Corner Lots – 7,500 square feet. Minimum lot width and street frontage: Interior Lots - 50 feet; Corner Lots – 75 feet.
 - b. Maximum height: Principal use – Four (4) stories; forty-five (45) feet.
 - c. Maximum lot coverage:
 - i. Maximum building coverage (inclusive of all structures): 40 percent.
 - ii. Maximum impervious surface ratio: 77.5 to 88 percent.
 - iii. Minimum green space: 12 to 22.5 percent.
 - d. Floor Area Ratio – 0.40 to 0.73
 - e. Minimum setbacks and maximum floor area ratios: The following setbacks apply within the BU-1A district:

Front: 20 Feet; Rear: 5 feet from a business district boundary, 20 feet from a residential district boundary; Side: 0 Feet adjacent to a business district boundary, 15 feet from a residential district boundary; Street Side: 15 Feet

The final plat meets all lot area, frontage, and width requirements of the BU-1A, General Business Development zoning district. Compliance with Building coverage, floor area ratio, and green space requirements was confirmed at the time of review of the submitted development plans.

RECOMMENDATION

Staff recommends approval of the submitted final subdivision plat subject to the following conditions of approval:

1. Extension of county water and sewer to the subject property and review and approval of the final plat by the Miami-Dade County Water and Sewer Department.
2. Indication of utility easements on the final plat and installation of underground utilities.
3. Confirmation of the location and test results of soil borings, and indicating soil types and conditions and their suitability for proposed development prior to the issuance of building permits.
4. Approval of an NPDES stormwater permit from the Florida Department of Environmental Protection or authorized agency prior to issuance of building permits.
5. Installation of fire hydrants as required by the Village's Land Development Regulations and review and approval of proposed and required fire control facilities and appurtenances by the Miami-Dade County Fire Rescue Department.
6. Certification that permanent reference monuments have been set and that permanent control points will be set within one year of recording of the final plat is required to be provided prior to recording of the final plat, if approved.
7. Extension of pedestrian sidewalks along SW 106 Street to the existing sidewalk adjacent to Pinecrest Parkway.
8. Review and approval of the final plat by the South Florida Water Management District, prior to recording.
9. Approval of driveway connection permits by the Pinecrest Public Works Department, the Miami-Dade County Public Works Department's Traffic Engineering Division, and the Florida Department of Transportation (FDOT) prior to issuance of building permits.
10. Review and approval of a separate tree removal permit by the Village of Pinecrest prior to the removal of any trees from the subject property or adjoining road rights-of-way.
11. Review and approval of the final plat by the Village's Surveyor and Mapper, Hadonne, and by all required review agencies of Miami-Dade County prior to recording.



Stephen R. Olmsted, AICP
Planning Director
planning@pinecrest-fl.gov

MEMORANDUM

Department of Building and Planning

On **Tuesday, October 11, 2022 at 7:00 p.m.**, the Pinecrest Village Council will conduct the following Public Hearing to be held at the Pinecrest Municipal Center, Council Chamber, 12645 Pinecrest Parkway, Pinecrest, Florida:

OWNERS/APPLICANT(S): GFB Enterprises, LLC (Owners) and Lou Campanile (Applicant)

ITEM: Final Subdivision Plat

LOCATION: The subject property is located at 10601 and 10661 Pinecrest Parkway, Pinecrest, Florida 33156 within the BU-1A, General Business Development zoning district.

REQUEST: G.F.B. Enterprises, LLC (Owner) and Lou Campanile (Applicant) are requesting approval of a final subdivision plat ("Kendall Imports North") for the platting of property and the creation of one commercial tract on property located at 10601 and 10661 Pinecrest Parkway, Florida, within the BU-1A, General Business Development zoning district. Tract "A" is proposed to be 1.45 acres (63,365 square feet) in area.



All interested parties are urged to participate. Live streaming video of the meeting will be available at www.pinecrest-fl.gov/live. If you do not wish to attend the in-person meeting, public comments may be submitted in writing prior to the hearing via e-mail to planning@pinecrest-fl.gov or on ZOOM during the meeting by sending a request to clerk@pinecrest-fl.gov prior to 4:30 p.m. on Monday, October 10, 2022. For additional information, you may contact the Building and Planning Department by calling (305) 234-2121, via e-mail at planning@pinecrest-fl.gov, or writing to the department at 12645 Pinecrest Parkway, Pinecrest, Florida 33156, where a copy of the application is on file.

In accordance with the Americans with Disabilities Act of 1990, all persons with disabilities and who need special accommodations to participate in this meeting because of that disability should contact the Village Clerk at (305) 234-2121 no later than seven (7) business days prior to such proceeding.

Should any person decide to appeal any decision of the Village Council with respect to any matter considered at such meeting or hearing, that person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).





PUBLIC HEARING
MUNICIPAL CENTER

PUBLIC HEARING
REGARDING TO THIS PROPERTY TO BE HELD AT:
MUNICIPAL CENTER
1744 PRAIRIE STREET PARKWAY

ADDITIONAL
INFORMATION
CALL: 800.833.1313

DEPARTMENT
OF
PLANNING
& ZONING





PUBLIC HEARING
REGARDING THE PROPOSED 1500 S.W. 10TH ST.
MUNICIPAL CENTER
FOR THE CITY OF MIAMI



PUBLIC HEARING
APPROVAL OF THE PROPOSED
MUNICIPAL CENTER
FOR THE CITY OF
MIAMI BEACH

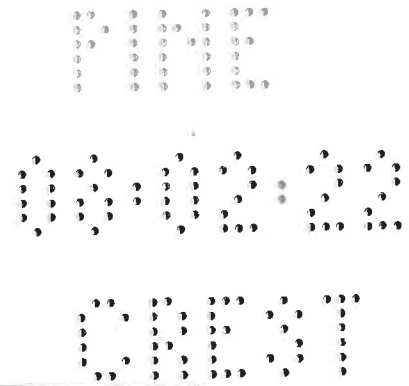
APPROVAL
APPROVAL
COLLECTION
OF
MATERIALS
AND
JUD
REVIEW





VILLAGE OF PINECREST
Building & Planning Department

PUBLIC HEARING APPLICATION
Administrative Review Application



- Please check one:
- VILLAGE COUNCIL
 - PLANNING BOARD
 - ADMINISTRATIVE REVIEW

OFFICIAL USE ONLY
Application No. _____
Date Received: _____

INSTRUCTIONS

This application, with all supplemental data and information, must be completed in accordance with the specific instructions in this application. Applications and all supplemental information must be filed no later than 60 days prior to the regular public hearing date.

APPLICATION

Please indicate which type of application you are submitting by checking one category below:

- | | |
|--|--|
| <input type="checkbox"/> Change in Zoning District | <input checked="" type="checkbox"/> Plat |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Entry Feature |
| <input type="checkbox"/> Appeal of Decision | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Other _____ |

IMPORTANT: THE APPLICANT, OR REPRESENTATIVE, MUST BE PRESENT AT THE HEARING TO PRESENT THE PROPOSAL.

Please print or type

Name of Applicant, agent or tenant (with owner's affidavit) LOU CAMPANILE, JR.		
Mailing Address 6420 MAHI DRIVE	City, State, Zip CORAL GABLES, FL 33158	Telephone (954) 980-8888 Email lou@campanile.net
Name of Owner G.F.B. ENTERPRISES, LLC		
Mailing Address 13750 SW 136 Street	City, State, Zip Miami, Florida 33186	Telephone (305) 665-6581 Email lbean@kendalltoyota.com

PROPERTY INFORMATION

A. LEGAL DESCRIPTION. (If subdivided – lot, block, complete name of subdivision, plat book and page numbers).
If metes and bounds description – Complete description, including section, township and range).

Folio Number **20-5010-000-0191 & 20-5010-000-0190**

Address **10601 South Dixie Highway, Pinecrest, Florida 33156**

Lot(s) **N/A** Block **N/A** Section **10/55S/40E** Plat Book No. **N/A** Page No. **N/A**

(SEE ATTACHED LEGAL DESCRIPTIONS)

FINISHED FLOOR ELEVATION (if applicable): **N/A** FLOOD **BFE = 10** ZONE **AE**

Revised 8/2016



B. ADDRESS (If number has been assigned) 10601 South Dixie Highway, Pinecrest, Florida 33156

C. SIZE OF PROPERTY VARIES ft. X VARIES ft. = 63,269 Sq. ft., 1.45 acre(s)
Width Depth

D. Provide legal description or address of any property held by the owner which is contiguous to that which is the subject matter of this application.

N/A

E. DATE SUBJECT PROPERTY WAS ACQUIRED AUGUST 20, 2008 & APRIL 15, 2015

APPLICANT'S PROPOSAL

Specify in full the request. (Use a separate sheet of paper if necessary.)

PLAT THE SUBJECT PROPERTY.

INTENT

Explain purpose of application, benefit(s) in the change and reasons why this application should be approved. Specify the exact nature of the use or operation applied for, together with any pertinent technical data, which will clarify the proposal. (Use a separate sheet of paper if necessary.)

FINAL PLAT ON THE SUBJECT PROPERTY.

Is this application the result of a Notice of Violation or deviation from approved plans? Yes No

Are there any existing structures on the property? Yes No

If so, what type? (CBS, Frame, Frame-Stucco, Wood, Other) _____

Any applications (except plat applications) which involve new building construction or exterior improvements to an existing building must submit the plans with this application. Plans that are not filed with this application will not be considered by the Village of Pinecrest.

All data and exhibits submitted in connection with this application become a PERMANENT PART OF THE PUBLIC RECORDS OF THE VILLAGE OF PINECREST.

The following enclosures where applicable MUST BE ATTACHED to complete the application:

- A. **SURVEY OF PROPERTY:** For vacant or improved property. Must be no more than five years old and sealed by a registered land surveyor. The Building and Planning Department may require a more recent survey if a site visit indicates any discrepancies. Survey must include, where applicable, lot lines, all structures, walls, fences, landscaping, and all physical improvements.
- B. **SITE DEVELOPMENT PLAN:** Where applicable, plans shall show location and elevations of existing and proposed buildings, proposed additions, alterations and use of each; all dimensions of buildings and space between buildings; setbacks from property lines; proposed and existing off-street parking showing lined spaces, driveways, handicap spaces, compact spaces; a landscape plan that complies with Village of Pinecrest Landscape Ordinance showing location of existing and proposed vegetation, landscaping (i.e. trees and hedges), number, height and species type. The plan shall also show wall and fence height, location and material.
- C. **LETTER OF INTENT:** A letter of intent must be filed explaining in detail the extent of the development. Signature and address must be shown.
- D. **OTHER GOVERNMENTS/AGENCIES ENDORSEMENTS:** All applicable DERM, Miami-Dade Fire Department, or the Miami-Dade Water and Sewer Department's endorsement must be submitted.
- E. **OWNER'S AFFIDAVIT:** Owner's affidavit allowing the filing of an application is required on all applications where the applicant is not the owner of the property under consideration; same form allows posting of property.
- F. **TRAFFIC STUDY:** A detailed traffic analysis considering the impacts of the proposed development on current level-of-service (LOS) standards in abutting (or nearby) roads and intersections.

NOTE: SURVEYS, SITE DEVELOPMENT PLANS, LANDSCAPE PLANS MUST BE SUBMITTED AT STANDARD PLAN SIZE AND DRAWN TO AN ENGINEERING OR ARCHITECTURAL SCALE (STRUCTURES ONLY). AN APPLICATION WILL NOT BE CONSIDERED COMPLETE UNLESS 10 COPIES OF THE APPLICATION AND SUPPORTING DOCUMENTATION (FRONT AND BACK), APPROPRIATE PLAN DRAWINGS AND SURVEYS ARE SUBMITTED. **UNLESS DETERMINED OTHERWISE BY THE PLANNING DIRECTOR, ALL PRESENTATION GRAPHICS MUST BE IN POWERPOINT OR OTHER DIGITAL FORMAT.**

In support of this request, I submit the following additional items, which are attached hereto and made a part of this application:

- 35 MM Photo(s) (Mounted 8 1/2 x 11)
- Letters from Area Residents
- Other _____

Please check only one of the following options:

FOR VILLAGE COUNCIL PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as the applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal to the Circuit Court within 30 days of the meeting.

FOR ZONING BOARD PURPOSES

I/We understand that additional public hearings may be required and any interested person may discuss the application with Village staff to the same extent as applicant. The application may change during the hearing process and additional public notices may affect the schedule of the hearings. If my/our appeal is denied, I/we must file an appeal with the Village Clerk within 14 days of the decision.

8/1/2022

LOU CAMPANILE, JR.

Date

Applicant's Signature

Print Name

Date

Applicant's Signature (if more than one)

Print Name

I/We LORRAINE BEAN as Owner(s) of Lot(s) (SEE ATTACHED LEGAL DESCRIPTION)

Block _____ Section 10/55S/40E PB/PG _____

of property which is located at 10601 SOUTH DIXIE HIGHWAY desire to file an application for a public hearing before the Village Council Planning Board Administrative Review, and I/We do understand and agree as follows:

1. That the application for a variance will not be heard unless the applicant is present at the hearing.
2. The property will be posted with a sign, which must not be removed until after the public hearing, at which time the Village staff will remove the sign.
3. That the requirements of the zoning code, Miami-Dade County Ordinances, the Florida Building Code, and other government agencies may affect the scheduling and ability to obtain/issue a permit for the proposal.
4. That the only exceptions to the zoning code are those that have been specified in the written application and any other code or plan issues will be corrected by modifying the plans to comply with the respective codes and ordinances of the Village of Pinecrest or Miami-Dade County ordinances.
5. That the applicant will be responsible for complying with all the conditions and restrictions imposed by the Village Council or Zoning Board in connection with the request and will take the necessary steps to make the request effective if approved by the Village Council or Zoning Board.
6. That it is the responsibility of the applicant to submit a complete application with all of the documents necessary for the Village Council or Zoning Board to hear the applicant's request.
7. That the applicant is responsible for timely submission and accuracy of all items requested on the application.
8. That the applicant is responsible for an additional fee for mailing notice to surrounding property owners and recording of the Development Order as specified by the LDRs.

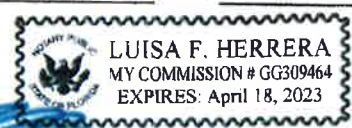
I/We as the owners of the subject property (check one):

- do hereby authorize LOU CAMPANILE, JR. to act on my/our behalf as the applicant.
- will on my/our own behalf act as applicant(s), and make application in connection with this request for a public hearing before the Village Council or Zoning Board.

Owner's Name LORRAINE BEAN Signature [Signature] Date 08/01/2022
MANAGER, G.F.B. ENTERPRISES, LLC

Owner's Name _____ Signature _____ Date _____

Notary to Owner: [Signature]



Applicant's Name LOU CAMPANILE, JR. Signature [Signature] Date 8/1/2022

Notary to Applicant: [Signature]



LEGAL DESCRIPTION

10661 South Dixie Highway, Pinecrest, Florida 33156
(Folio No. 20-5010-000-0190 & 20-5010-000-0191)

A Tract of land lying in the NE (1/4) of the NE (1/4) of Section 10, Township 55 South, Range 40 East, lying East of State Road No. 5 and South of S.W. 106th Street, Miami-Dade County, Florida, more particularly described as follows:

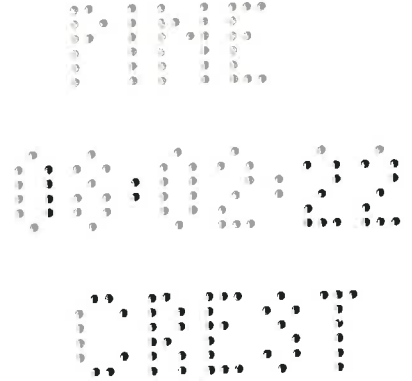
Commencing at a point which point is the intersection of the East Right-of-Way line of State Road No. 5 (U.S. Highway No. 1) and the South line of the NE (1/4) of the NE (1/4) of Section 10, Township 55 South, Range 40 East; thence run with the aforesaid Right-of-Way line North 24°51'27" East, a distance of 484.64 feet to the Point of Beginning; thence run at right angles to the aforesaid Right-of-Way line South 65°08'33" East, a distance of 150.00 feet to a point; thence run South 6°12'01" West for a distance of 187.56 feet to a point on the Northern Right-of-Way of a proposed 70 foot canal; thence running with the aforesaid canal Right-of-Way line and at right angles to the Right-of-Way line of State Road No. 5, North 65°08'33" West, a distance of 210.00 feet to a point on the East Right-of-Way line of State Road No. 5; thence run North 24°51'27" East with the aforesaid East line for a distance of 177.70 feet more or less to the Point of Beginning, lying and being in Miami-Dade County, Florida.

AND

A portion of the Northeast 1/4 of Section 10, Township 55 South, Range 40 East, Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 10; thence run South along the East line of said Section 10, for a distance of 710.00 feet to a point; thence run South 90°00'00" West along a line which is parallel to the North line of said Section 10, a distance of 533.19 feet to a point; thence run South 24°32'56" West for a distance of 27.49 feet to a point on the Southerly right-of-way line of S.W. 106th Street, said point also being the Point of Beginning of the tract of land hereinafter described; thence continue South 24°32'56" West for a distance of 243.51 feet to a point; thence run North 65°27'04" West for a distance of 150.00 feet to a point on the Easterly right-of-way line of State Road No. 5 (U.S. Highway No. 1); thence run North 24°32'56" East along said Easterly right-of-way line for a distance of 158.93 feet to a point of curve of a circular curve concave to the Southeast having for its elements a radius of 25.00 feet, a central angle of 65°27'04"; thence along the arc of said curve for an arc distance of 28.56 feet to a point of tangency on the Southerly right-of-way line of S.W. 106th Street; thence North 90°00'00" East along said Southerly right-of-way for a distance of 148.84 feet to the Point of Beginning.

G.F.B. ENTERPRISES, LLC
10943 SOUTH DIXIE HIGHWAY
PINECREST, FLORIDA 33156
TEL: (305) 665-6581



August 1, 2022

Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, Florida 33156

Re: **Proposed Plat**
KENDALL IMPORTS NORTH

To Whom It May Concern:

We are the owners of the property (see attached legal description) which is the subject of a proposed record plat and which will soon be before the Pinecrest Village Council for review and approval. Please be advised that, on our behalf, Lou Campanile, Jr., P.E., P.L.S. of Campanile & Associates, Inc., has been chosen by us to act as Applicant for the processing of the referenced Plat.

Sincerely,

G.F.B. ENTERPRISES, LLC




Lorraine Bean, Manager

STATE OF FLORIDA

S.S.

COUNTY OF MIAMI-DADE

I HEREBY CERTIFY: That on this day, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Lorraine Bean, as Manager of G.F.B. ENTERPRISES, LLC, a Delaware limited liability company, who is personally known to me and who executed the foregoing instrument and acknowledged the execution thereof to be her free act and deed as such officer for the purposes therein expressed and who did not take an oath.



Signature of Person Taking Acknowledgement

Printed name of Acknowledger: LUISA F HERRERA

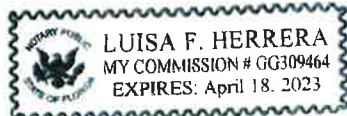
Notary Public, State of Florida

Serial Number: GG 309464

My Commission Expires: APRIL 18, 2023

Date of Acknowledgement: 08-01-2022

Notary Seal:



LEGAL DESCRIPTION

10661 South Dixie Highway, Pinecrest, Florida 33156
(Folio No. 20-5010-000-0190 & 20-5010-000-0191)

A Tract of land lying in the NE (1/4) of the NE (1/4) of Section 10, Township 55 South, Range 40 East, lying East of State Road No. 5 and South of S.W. 106th Street, Miami-Dade County, Florida, more particularly described as follows:

Commencing at a point which point is the intersection of the East Right-of-Way line of State Road No. 5 (U.S. Highway No. 1) and the South line of the NE (1/4) of the NE (1/4) of Section 10, Township 55 South, Range 40 East; thence run with the aforesaid Right-of-Way line North $24^{\circ}51'27''$ East, a distance of 484.64 feet to the Point of Beginning; thence run at right angles to the aforesaid Right-of-Way line South $65^{\circ}08'33''$ East, a distance of 150.00 feet to a point; thence run South $6^{\circ}12'01''$ West for a distance of 187.56 feet to a point on the Northern Right-of-Way of a proposed 70 foot canal; thence running with the aforesaid canal Right-of-Way line and at right angles to the Right-of-Way line of State Road No. 5, North $65^{\circ}08'33''$ West, a distance of 210.00 feet to a point on the East Right-of-Way line of State Road No. 5; thence run North $24^{\circ}51'27''$ East with the aforesaid East line for a distance of 177.70 feet more or less to the Point of Beginning, lying and being in Miami-Dade County, Florida.

AND

A portion of the Northeast 1/4 of Section 10, Township 55 South, Range 40 East, Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 10; thence run South along the East line of said Section 10, for a distance of 710.00 feet to a point; thence run South $90^{\circ}00'00''$ West along a line which is parallel to the North line of said Section 10, a distance of 533.19 feet to a point; thence run South $24^{\circ}32'56''$ West for a distance of 27.49 feet to a point on the Southerly right-of-way line of S.W. 106th Street, said point also being the Point of Beginning of the tract of land hereinafter described; thence continue South $24^{\circ}32'56''$ West for a distance of 243.51 feet to a point; thence run North $65^{\circ}27'04''$ West for a distance of 150.00 feet to a point on the Easterly right-of-way line of State Road No. 5 (U.S. Highway No. 1); thence run North $24^{\circ}32'56''$ East along said Easterly right-of-way line for a distance of 158.93 feet to a point of curve of a circular curve concave to the Southeast having for its elements a radius of 25.00 feet, a central angle of $65^{\circ}27'04''$; thence along the arc of said curve for an arc distance of 28.56 feet to a point of tangency on the Southerly right-of-way line of S.W. 106th Street; thence North $90^{\circ}00'00''$ East along said Southerly right-of-way for a distance of 148.84 feet to the Point of Beginning.

G.F.B. ENTERPRISES, LLC
10943 SOUTH DIXIE HIGHWAY
PINECREST, FLORIDA 33156
TEL: (305) 665-6581

August 1, 2022

Village of Pinecrest
12645 Pinecrest Parkway
Pinecrest, Florida 33156

Re: *Proposed Plat*
KENDALL IMPORTS NORTH

To Whom It May Concern:

Please be advised that through our consultants, Campanile & Associates, Inc., we are submitting the above-referenced Plat for approval by the Village of Pinecrest. We have been required to Plat our property (see attached legal description) by the Village of Pinecrest and Miami-Dade County in order to secure the ability to develop, or redevelop, this property, and this submittal of the proposed Plat is in compliance with both governmental agencies' requests.

Sincerely,

G.F.B. ENTERPRISES, LLC


Lorraine Bean, Manager

LEGAL DESCRIPTION

10661 South Dixie Highway, Pinecrest, Florida 33156
(Folio No. 20-5010-000-0190 & 20-5010-000-0191)

A Tract of land lying in the NE (1/4) of the NE (1/4) of Section 10, Township 55 South, Range 40 East, lying East of State Road No. 5 and South of S.W. 106th Street, Miami-Dade County, Florida, more particularly described as follows:

Commencing at a point which point is the intersection of the East Right-of-Way line of State Road No. 5 (U.S. Highway No. 1) and the South line of the NE (1/4) of the NE (1/4) of Section 10, Township 55 South, Range 40 East; thence run with the aforesaid Right-of-Way line North $24^{\circ}51'27''$ East, a distance of 484.64 feet to the Point of Beginning; thence run at right angles to the aforesaid Right-of-Way line South $65^{\circ}08'33''$ East, a distance of 150.00 feet to a point; thence run South $6^{\circ}12'01''$ West for a distance of 187.56 feet to a point on the Northern Right-of-Way of a proposed 70 foot canal; thence running with the aforesaid canal Right-of-Way line and at right angles to the Right-of-Way line of State Road No. 5, North $65^{\circ}08'33''$ West, a distance of 210.00 feet to a point on the East Right-of-Way line of State Road No. 5; thence run North $24^{\circ}51'27''$ East with the aforesaid East line for a distance of 177.70 feet more or less to the Point of Beginning, lying and being in Miami-Dade County, Florida.

AND

A portion of the Northeast 1/4 of Section 10, Township 55 South, Range 40 East, Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 10; thence run South along the East line of said Section 10, for a distance of 710.00 feet to a point; thence run South $90^{\circ}00'00''$ West along a line which is parallel to the North line of said Section 10, a distance of 533.19 feet to a point; thence run South $24^{\circ}32'56''$ West for a distance of 27.49 feet to a point on the Southerly right-of-way line of S.W. 106th Street, said point also being the Point of Beginning of the tract of land hereinafter described; thence continue South $24^{\circ}32'56''$ West for a distance of 243.51 feet to a point; thence run North $65^{\circ}27'04''$ West for a distance of 150.00 feet to a point on the Easterly right-of-way line of State Road No. 5 (U.S. Highway No. 1); thence run North $24^{\circ}32'56''$ East along said Easterly right-of-way line for a distance of 158.93 feet to a point of curve of a circular curve concave to the Southeast having for its elements a radius of 25.00 feet, a central angle of $65^{\circ}27'04''$; thence along the arc of said curve for an arc distance of 28.56 feet to a point of tangency on the Southerly right-of-way line of S.W. 106th Street; thence North $90^{\circ}00'00''$ East along said Southerly right-of-way for a distance of 148.84 feet to the Point of Beginning.

